

**MINUTES**

**Town of Wappinger  
Zoning Board of Appeals  
June 12, 2012**

**Town Hall  
20 Middlebush Road  
Wappinger Falls, NY**

**Summarized Minutes**

**Members:**

Mr. Prager	Chairman
Mr. Della Corte	Member
Mr. Casella	Member
Mr. Johnston	Member
Mr. Galotti	Member

**Others Present:**

Mrs. Roberti	Zoning Administrator
Mrs. Rose	Secretary
Mr. Horan	Attorney

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**SUMMARY**

<b><u>Douglas Murphy</u></b>	-Discussion- PH scheduled for June 26th
<b><u>Joseph Belliveau</u></b>	-Discussion – PH scheduled for June 26 <sup>th</sup>
<b><u>David Crawford</u></b>	-Discussion-PH scheduled for August 14th
<b><u>Gene Lois</u></b>	-Discussion – PH scheduled for July 10th

Mr. Prager: I would like to call the Town of Wappinger Zoning Board of Appeals to order. Roll call please

Mrs. Rose: Howard Prager-----Here

Tom Dellacorte-----Here  
Al Casella-----Here  
Bob Johnston-----Here  
Peter Galotti-----Here  
Barbara Roberti----Here  
Jim Horan-----Arrived 7:35pm

**Appeal No. 12-7464**

**Douglas Murphy**-Seeking an area Variance of Section 240-37 of District Regulations in an R-40 Zoning District.

-Where the **code states...in no case shall Accessory Structures be permitted in the front yard** the **applicant requests a variance for a detached garage/workshop in his front yard**.

The property is located **178 Ketchamtown Road** and is identified as **Tax Grid No. 6157-03-242012** in the Town of Wappinger

Mr. Prager: Mr. Murphy come on up and state your name for the record.

Mr. Murphy: Douglas Murphy

Mr. Prager: Explains to Mr. Murphy and the audience the process of the ZBA discussion.

Mr. Murphy: I need a garage up by the road; my house is up in the back. I have been snowed in one too many times. The last time trees fell across the driveway my wife and daughter were upset because they were stuck there for a few days. I would like to put a garage and a workshop up by the road this way we won't get stuck anymore

Mr. Prager: It looks like you have about 5 acres of land there.

Mr. Casella: Where is it exactly you want to put the garage? (Looking at the map)

Mr. Murphy: Looking at map-shows the ZBA members where he is going to put it. It's 100 feet back from the road. The setbacks are all there. There are five other homes on my block that have their garage in the front of their houses.

Mr. Casella: Won't it be less expensive to cut down some trees.

Mr. Murphy: There are no more trees down there. Mr. Murphy points to the map and describes where the trees are and what has come down.

- Mr. Johnston: How long have you lived there?
- Mr. Murphy: 9 years
- Mr. Prager: Does anyone have any other questions?
- Mr. Galotti: It shows here you have two driveways.
- Mr. Murphy: Yes I have two driveways.
- Mr. Galotti: You're not going to cut another drive?
- Mr. Murphy: I put them in when I developed the property.
- Mr. Roberti: When did you put this one in?
- Mr. Murphy: When I put this one in. (Pointing to the map)
- Mr. Della Corte: 25 feet deep is the driveway.
- Mr. Murphy: Only on this one. This one is over 1000 feet long (pointing to the map). Graham actually visited the site.
- Mr. Prager: We will have a site inspection.
- Mr. Murphy: I don't have to be there do I?
- Mr. Della Corte: The only thing we ask is that you mark the location where you are going to put the garage.
- Mr. Prager: The public hearing will be set for the next meeting date. Which will be the 26<sup>th</sup> of June?

**Appeal No. 12-7466**

**Joseph Belliveau-** Is seeking an area Variance of Section 240-37 of District Zoning Regulations in an R-15 Zoning District.

-Where a **rear yard setback of 30 feet is required**, the **applicant can only provide 10 feet** for the installation of a 21 ft. above ground pool, **thus requesting a 20 ft. rear yard variance.**

-Where a **side yard setback of 15 feet is required**, the **applicant can only provide 10 feet** for the installation of a 21 foot round above ground pool, **thus requesting a 5 ft. side yard variance.**

-Where a **side yard setback of 15 feet is required**, the **applicant can only provide 11 feet 3 inches to side yard for the legalization of pre-existing deck, thus requesting a 3'9" side yard variance.**

The property is located at **24 Dennis Road** and identified as **Tax Grid No 6258-01-096648** in the Town of Wappinger.

- Mr. Prager: Please state your name for the record.
- Mr. Belliveau: Joseph Belliveau
- Mr. Prager: Please give us a little information of what you need.
- Mr. Belliveau: The deck is already there.
- Mr. Prager: Just the deck.
- Mr. Belliveau: There is no pool yet. The deck has a C/O and they suggested that I get a variance.
- Mrs. Roberti: When I knew that the pool would be denied and when I was going through the file to get setbacks I noticed that the deck was approved but did not meet the setbacks. So I thought while he was here he should get the deck legalized. So going forward, if he decided to enlarge it or sell it there would be no problems down the line.
- Mr. Prager: Why did you build a deck before putting up the pool?
- Mr. Belliveau: I purchased the house that way.
- Mrs. Roberti: The deck is against the house.
- Mr. Prager: I'm sorry. I thought the deck was around the pool.
- Mr. Della Corte: Barbara did I hear you say he doesn't need a variance for the pool.
- Mrs. Roberti: You do. It started when the poor gentleman came in for a pool permit and I had to deny him back and side but while investigating his grid file I saw the deck he has does not meet the setbacks and this is a good time to legalize everything.
- Mr. Prager: My other question is why so far back?
- Mr. Belliveau: The pool. I don't have a lot of land in the back yard.
- Mr. Casella: About ¼ acre.
- Mr. Belliveau: Yes and the front yard is much larger than the back. There are some trees back there and there is not a whole lot of space to put it.

Mr. Casella: You are town water and sewer so you don't have to worry about the septic. You could move the pool closer to the house.

Mr. Belliveu: I could but it would make me a little nervous with the kids.

Mr. Casella: I would think you would want it closer to the deck. You're going to need something around the pool anyway.

Mr. Belliveu: It's an above ground pool and the only thing I was told is that I would need a pool alarm.

Mr. Prager: There is no way to move it 5 feet in the side yard?

Mr. Belliveu: No because if you come and look the way the deck is there is all brush there. I had some of it moved out but not enough of it.

Mr. Johnston: How big is the pool?

Mr. Belliveu: It's 21 round.

Mr. Johnston: They do make smaller ones.

Mr. Belliveu: I know but the problem is I already purchased it and I could not return it. The thing is my kids love to swim. They both have special needs.

Mr. Johnston: Do you plan to put a deck around the pool.

Mr. Belliveu: I thought about it but it's not something I plan right away.

Mr. Prager: Does anyone else have any questions? We will set the site inspection for Saturday.

Mr. Belliveu: That's fine.

Mr. Prager: Just mark it out. Also mark your side and back with paint.

Mr. Casella: Can you show me on the map, where your property line is and the neighbors fence and the brush.

Mr. Belliveu: Shows the board the information they questioned.

Mr. Prager: We will be there Saturday morning and set the Public Hearing for our next meeting

**Appeal No. 11-7452**

**David S Crawford** – Is seeking a Use Variance of Article IV, Section 240-83 and Section 240-37 in the District Zoning Regulations for an NB Zoning District.

-Applicant is seeking a **Use Variance for the use as a contractor's yard in a neighborhood/business district.**

The property is located **Old State Road and Rt 9D** and is identified as **Tax Grid No. 6057-04-826136** in the Town of Wappinger.

Mr. Prager: Come on up. We got your time line here. Where are we with this Barbara?

Mrs. Roberti: We left it with him to bring in the time line.

Mr. Prager: We understand that this property has been in the family forever.

Mr. Crawford: Since 1939

Mr. Casella: What I was trying to figure out is that from 1999 to present a Denise Crawford runs the Chelsea Doors. What is stored on that property?

Mr. Crawford: On mine or hers?

Mr. Casella: On the property we are talking about today. What I'm trying to figure out is what is stored on it today? Is the woodworking business you are talking about on that property?

Mr. Crawford: Three storage trailers and the farm too.

Mr. Prager: No other structures?

Mr. Crawford: There is a shed.

Mr. Johnston: Do you still have the three trailers?

Mr. Crawford: Yes.

Mr. Casella: What is in the storage trailers?

Mr. Crawford: One is filled with my tractor and my stuff for the farm. The other has

wood and the other tools.

Mr. Casella: Tools for the wood working business.

Mr. Crawford: Yes.

Mr. Johnston: The wood that is in there is for the woodworking business?

Mr. Crawford: Yes.

Mr. Prager: Mr. Horan do you have anything you would like to add?

Mr. Horan: I'm always uncomfortable with the definition of a contractor's yard. We have visited that numerous times.

Mr. Crawford: I have no dump trucks, backhoes, or bulldozers.

Mr. Della Corte: Jack's Auto Body.

Mr. Crawford: He bought that property from my grandfather.

Mr. Della Corte: That's not part of your proposal because it looks part of your land.

Mr. Crawford: No, we're just neighbors. He sold it to Daly and he sold it about 2 years ago. I don't know to whom because I never see the guy.

Mr. Prager: We are talking about this (points to map) that says 1997 Crawford wood working. .

Mr. Crawford: That's when I purchased it; up to that point Frank Crawford owned everything. My grandfather died in 1963 but the estate was not settled until 1997. So everyone's property was under Frank Crawford until 1997.

Mr. Galotti: So the piece we are talking about is right here. (Pointing to map)

Mr. Johnston: Your property is next to Central Hudson.

Mr. Crawford: Yes.

Mr. Horan: The subdivision plot is right here. (Pointing to map)

Mr. Della Corte: That piece was part of the original farm?

Mr. Crawford: 14 acres were on the other side of Old State and the rest on the other side of 9D.

- Mr. Galotti: What is the real use of property?
- Mr. Crawford: What it has been for the last 36 years.
- Mr. Galotti: Woodworking.
- Mr. Crawford: Yes.
- Mr. Galotti: Where did the contractor's yard come from?
- Mr. Prager: Is that because of the trailers?
- Mr. Crawford: I have no idea.
- Mr. Horan: In essence, procedurally where we are is that a violation was written for a contractor's yard so the applicant is asking for a use variance to allow for a contractor's yard or the alternative an interpretation saying existing use would be permitted in the neighborhood business district and the suggestion was that artisan and craft shops permitted in a neighborhood/business district. It is a principal permitted use and the suggestion is that a wood working business would fit in the definition.
- Mr. Casella: Did you say would or would not?
- Mr. Horan: Would but I'm not sure how to handle trailers on it.
- Mr. Prager: That's the problem.
- Mr. Horan: Are they structures?
- Mr. Casella: They are not permanent structures.
- Mr. Crawford: They are still on their wheels.
- Mr. Horan: There is a definition of arts and crafts occupation. Mr. Horan explains the definition.
- Mr. Johnston: How long have the trailers been on the property?
- Mr. Crawford: 22 maybe 25 years.
- Mr. Prager: Are they full?
- Mr. Crawford: Fairly full.

- Mr. Prager: Do you need all three?
- Mr. Crawford: I could organize better and probably go down to two.
- Mr. Galotti: How big are they?
- Mr. Crawford: They're regular tractor trailer beds. Forty-Forty Five long.
- Mr. Della Corte: It says her that Margaret and Frank bought the farm in 1939 and Frank ran the boat shop. He built, repaired, and restored boats.
- Mr. Crawford: Yes
- Mr. Della Corte: There?
- Mr. Crawford: Behind the farm. That property as a kid was used mostly for hay.
- Mr. Casella: Jim, who makes the interpretation of the use variance.
- Mr. Horan: You do.
- Mr. Casella: With your guidance.
- Mr. Horan: Sure.
- Mr. Casella: What are your thoughts?
- Mr. Horan: I don't think this falls into the determination of a contractor's yard. So now the question is what it is. I don't think parking storage trailer on a site makes it a contractor's yard.
- Mr. Prager: Is there anywhere else you can put those trailers?
- Mr. Crawford: That's my property.
- Mr. Prager: Is there anywhere else you can put what's inside the trailers?
- Mr. Crawford: No. My house is 720 sq feet with a one car garage.
- Mr. Prager: It looks like the trailers are going to be a problem.
- Mr. Galotti: Is there anything that addresses that this use has been here for the last 30 years?
- Mr. Horan: There is a potential for a continuation of a non conforming use which is

short hand for a phrase that fully states that legally existing prior non conforming. There are a number of things that need to happen. One the use must have been legally established. Two it must have been legally before the present zoning board before restrictions applied to that property which made that particular use non conforming.

Mr. Prager: It doesn't sound like it if it was purchased in 1997.

Mr. Horan: You can track to prior owner ship. The question is when the use was started not when the owner ship started. The problem becomes if you have properties that have a change in use. The question here is that there are minor changes in use and then the question becomes let's say you have trailer there to be used on a farm but now it's used for wood working. Technically it is a different scenario. Has there ever been a structure on this lot?

Mr. Crawford: No

Mr. Horan: The other issue is that it is a vacant lot. There hasn't even been a structure on the lot which makes it more complicated. The issue here is for a contractor's yard. The farming use on the property hasn't even been addressed. The other question is the code talks about the principle uses. It's fair to say that any continuation of farming can continue on the lot.

Mr. Galotti: If this was called something other than a contractor's yard, would this be an issue?

Mrs. Roberti: The reason he was sighted for a contractor's yard was because he was bring in a lot of rock and big piles of dirt and there were a lot of other things going on over the last two years which has since stopped. You're not bringing in anymore rock or dirt or anything?

Mr. Crawford: We always bring in top soil and compost for the farm.

Mrs. Roberti: That is not what I'm talking about you had piles of rocks.

Mr. Crawford: Me not personally. If I go back there and there is stuff there, all I can say is I go home and people have put stuff there.

Mrs. Roberti: If this is your property, you are responsible.

Mr. Crawford: I don't want a contractor's yard. We build cabinets and install cabinets.

Mr. Johnston: How long has the shed been there?

- Mr. Crawford: It's been there longer then the trailers. A good 25 years.
- Mrs. Roberti: How big is it?
- Mr. Crawford: 12 X16
- Mr. Horan: Is there any electric in the shed?
- Mr. Crawford: No septic, well or electric.
- Mr. Della Corte: Is the farming commercial?
- Mr. Crawford: Do we make money? No. It's more like a co-op farm. Friends, my ex-wife do a lot down there. I have a friend that plays with the bees and chickens.
- Mr. Johnston: Do you market any of it?
- Mr. Crawford: No.
- Mr. Della Corte: So the farming is just for you.
- Mr. Crawford: Yes
- Mr. Horan: Farming seems to be an aloud use.
- Mr. Johnston: Do you have anything growing on this piece of property and if so what?
- Mr. Crawford: Tomatoes, broccoli, onions, peas, and garlic.
- Mr. Casella: If there is no electric on the property, how are you doing the woodwork?
- Mr. Della Corte: So it is basically storage.
- Mr. Crawford: I have a generator if we need to do something.
- Mr. Horan: Under the use issue, there is something called warehouse and storage. It states contractor's office storage and sale of construction materials, supplies and equipment including plumbing, electrical and similar contractor's establishment provided that any outdoor storage is suitable screened in accordance with 24025D and meets all other applicable provisions of this chapter. That's permitted in an HB district by special permit. It's a principal permitted use in a GB district also in an AI and PI. It's not permitted in many districts.

- Mr. Casella: Would you consider this a working farm?
- Mr. Johnston: When were you sited?
- Mr. Crawford: About a year ago, I guess.
- Mrs. Roberti: You got your first order to remedy in 2010 than the ticket was issued in 2011 and as long as he is here he does not have to pay the ticket.
- Mr. Casella: So the whole thing is you have three trailers and a shed and you need a variance. It's not a working farm, it's not a contractor's yard it's not a woodworking farm. You just need a variance for the trailers and shed. Is that the bottom line?
- Mr. Della Corte: For storage, Al?
- Mr. Casella: That is what I am assuming, storing things in the trailers.
- Mr. Crawford: That's what I've been doing the last 36 years.
- Mr. Horan: What was stored on that property? Other than farming, where other things stored on the property?
- Mr. Crawford: Going way back, when we were kids we stored cars on it.
- Mr. Horan: In the narrative, you mention firewood.
- Mr. Crawford: I had a firewood business for a while.
- Mr. Johnston: Is this your only source of income?
- Mr. Crawford: Yes this is it. My son works with me and I have three other guys that work with me. If this goes, we have four families that are unemployed.
- Mr. Della Corte: That's not good.
- Mr. Crawford: No, I could think of better things.
- Mr. Prager: Do we have any other way around this use variance?
- Mr. Horan: Where there every pesticide used on the property?
- Mr. Crawford: Not that I am aware of and there never any orchards there.
- Mr. Horan: Has the property ever been offered for sale.

- Mr. Crawford: Not outside of the family since 1939.
- Mr. Prager: You work from your house?
- Mr. Crawford: I do my book work from my house. This has been my livelihood for the last 36 years.
- Mr. Prager: Basically it's not your livelihood it's your storage.
- Mr. Crawford: Without that I cannot work. I need that to run what I do for a living.
- Mr. Horan: If I may Mr. Chairman, can I suggest we put it down for a public hearing and see what the public has to say.
- Mr. Crawford: To my knowledge no one has complained about it.
- Mr. Prager: It's not just that, as I said before if you go for a use variance there are four criteria we have to go by and that means a lot for you. First, you cannot realize a reasonable return substantial as shown by competent financial evidence. This means, you have to go to an accountant.
- Mr. Horan: The standard is somewhat different. He could not erect a business on that property that would comply with zoning. One of the concerns having to do with the woodworking if the board determined that a woodworking was considered a craft use and he erected a building on that lot he wouldn't qualify for a use variance. If for example, the board determines that a woodworking shop was consistent with allowed uses in that district then it would be difficult for him to prove that he could get a use variance for a contractor's yard that is not allowed in that district. If he built a building for his woodworking business he would not need a use variance
- Mr. Della Corte: He's not building a shop on the property so where do we stand?
- Mr. Horan: He would be entitled to build a building for the woodworking shop and then he would not need a use variance.
- Mr. Crawford: So if I build a shop I would not need a variance.
- Mr. Prager: That is correct.
- Mr. Crawford: I got to do what I got to do.
- Mrs. Roberti: Then you would need a site plan.
- Mr. Della Corte: If the shed became a shop that would be a permitted use.

- Mr. Prager: If we allowed that.
- Mr. Casella: If he did his book work out of his shed then he would qualify.
- Mr. Prager: No
- Mr. Horan: He has to do the actual woodworking in the shed.
- Mr. Della Corte: I think we have gone a stray from whether or not that this is something that has been ongoing.
- Mr. Horan: That's a separate issue.
- Mr. Della Corte: I don't want to lose this ongoing thing because if you look at the time line it provides information of ongoing.
- Mr. Horan: The board can make that determination based on the evidence. It is another option for the board. Which is more limiting and then there is the issue of the trailers.
- Mr. Della Corte: The trailer is an issue because of?
- Mr. Horan: Because it's a structure but not a structure. The definition of structure is a trailer that sits in the same location for years probably loses its movable nature.
- Mr. Casella: It does have wheels on it.
- Mr. Prager: Let's see if we could work something out.
- Mr. Galotti: If his shed was a legal working shop then the issue goes away.
- Mr. Prager: He would need a site plan.
- Mrs. Roberti: Technically, unless you found it a pre existing non conforming use. That is why he is here.
- Mr. Casella: Of which we could.
- Mr. Horan: The other question is when the other site plan amendments came in. The site plan requirements probably didn't come in to much later than the zoning requirements came in. He might be in the position where the trailers came on site after the zoning prohibited him but before the time a site plan was required. The adoption of zoning and the adoption of the site plan are not the same time.

- Mr. Della Corte: When was the adoption of the site plan?
- Mr. Horan: Probably in the '90. The town code requirements were earlier. Maybe the '80.
- Mr. Della Corte: What do we want to do know?
- Mr. Prager: Set up a Public Hearing and take it from there. We got all the information we can get. This Saturday we will have a site visit.
- Mrs. Roberti: Can we make it the last meeting in July. Jim's firm is working on a very big project.
- Mr. Galotti: I won't be able to make the next meeting.
- Mr. Prager: Well this is serious enough and I want the whole board here. August 14<sup>th</sup>.

**Appeal No 12-7465**

**Gene Lois**-Is seeking a use variance of Section 240.37 and 240-107(B) (2) of District Zoning Regulations in a HB Zoning District.

-Where the applicant is seeking a **Use Variance to allow a pre-existing singly family house to be used for a residence** in an HB zone. This property has been used as an office since 2002 when it was granted site plan approval.

The property is located at **1176 Route 9** and is identified as **Tax Grid No. 6157-02-604765**.

- Mr. Prager: Please explain what you need.
- Mr. Lois: It's the small blue house that sits just to the south of Giggle's and I'm guessing 6 or 7 hundred feet off the road. We bought it in the late 80 and used it as our office. Then we moved up to 680 Old Rt 9 about 3 years ago. We made an effort to rent it with Tom Cerbone and now Richard Leaks. It is commercial use and I have had no luck renting it. I came to the town to ask if we could rent it to get through the recession. I was told it is tough to get a use variance but I thought I would try. It's set up as a residence.
- Mr. Prager: What is it zoned for right now?
- Mrs. Roberti: HB. They bought it as a residence and they could have kept it as a residence. They went in front of the Planning Board and get site plan approval to change it into an office.
- Mr. Prager: How about the inside of it?

- Mr. Lois: The bedrooms were not knocked down they were used as offices.
- Mr. Prager: So you are going to use this for offices or just want to rent it as a house.
- Mr. Lois: Yes but I didn't want to change the zoning back to residential.
- Mr. Horan: The use variance would permit either. If the board grants the use variance, to allow for the residential use then it could be used as a residence or if it stops being a residence back to commercial
- Mr. Johnston: Does it have a kitchen?
- Mr. Lois: Yes
- Mr. Prager: Why change the use?
- Mr. Horan: Because single family residence is not allowed in a HB district.
- Mr. Lois: The lot is just less than 3 acres.
- Mr. Horan: It would be appropriate to grant the variance for as long as this structure remains to the extent the house is knocked down. You're not going to allow it to continue and I think any reasonable property owner with a commercial lot on Rt 9 is not going to want to put a single family house on the lot.
- Mr. Prager: Have you ever thought about knocking the house down.
- Mr. Lois: The property has been marketed for three years. We need water to come down to that part of Rt 9.
- Mr. Prager: I'm going to need some kind of financial records.
- Mr. Galotti: Was this always a HB zone?
- Mrs. Roberti: There were a lot of residences on Rt. 9
- Mr. Horan: Do you know when the house was built?
- Mr. Lois: I think in the fifties but I'm not certain.
- Mr. Johnston: Predates zoning.
- Mr. Prager: Let me see if I'm getting this right. There are offices in there now that are not being rented. It's been vacant for 3 years. You're going to take

anything that resembles an office out of there and make it a residence.

Mr. Lois: There is nothing there that resembles an office. No desks, nothing. It's been empty for 3 years.

Mr. Casella: You're hoping to rent or lease it.

Mr. Lois: I won't sell it only rent it. I would only rent it as a house and then develop it as a commercial piece.

Mr. Johnston: How big is it?

Mr. Lois: 900 as a foot print. My neighbor wrote and has no problem with it.

Mr. Horan: We can't force him to develop the property. It's not generating any income as it is.

Mr. Prager: How long have you owned it?

Mr. Lois: I believe since '88

Mr. Della Corte: Is it well and septic?

Mr. Lois: Yes, we had to keep the power on.

Mr. Della Corte: Basically the first step is to supply financial evidence.

Mr. Horan: He would need to prove what the carrying costs are and a statement of expenses for the property.

Mr. Della Corte: There are certain criteria that need to be met for a use variance.

Mr. Lois: I understand and I have made a good effort.

Mr. Prager: What happens when this goes back to commercial? Can this automatically go back?

Mr. Horan: Yes

Mrs. Roberti: It is in a commercial zone.

Mr. Prager: Even though we are changing the zone.

Mr. Horan: No you're giving permission to allow a use that is not permitted in a zone.

Mr. Casella: Can we put a time limit on it? I'm not going to grant it indefinitely.

Mr. Horan: The one issue is can we allow a use that is not permitted.

Mr. Johnston: We should make a site visit.

Mr. Prager: Yes

Mr. Horan: Does Elgin Asso. own any other property?

Mr. Lois: 680 Old Route 9. We have an office building there.

Mr. Della Corte: Are you Elgen Asso.?

Mr. Lois: My mother is Ellen and my father is Gene.

Mr. Horan: Do you want to see the tax returns for the last 3 years.

Mr. Prager: Yes. We will have a site visit this Saturday.

Mr. Lois: Do you need me there.

Mr. Prager: No. We will have a Public Hearing on July 10<sup>th</sup>.

Mr. Lois: Between now and then I will get the financial papers.

Mr. Prager: Can we go into executive session.

Mr. Casella: I make a motion

Mr. Prager: Second

Mr. Prager: All in favor.

Board: Aye

Meeting ended: 9:20pm

Respectfully Submitted,

Susan Rose, Secretary  
Zoning Board of Appeals

